



Guide Price
£315,000
Freehold

Sheepbell Close, Brighton

- THREE BEDROOM TERRACED HOME
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO THE SOUTH DOWNS, SCHOOLS & LOCAL AMENITIES
- SPACIOUS OPEN-PLAN LOUNGE/DINER
- QUIET NO-THROUGH ROAD
- SCOPE TO MODERNISE WITH POTENTIAL TO EXTEND STAIR
- EXCELLENT TRANSPORT LINKS- RAIL, ROAD, & BUS
- ALLOCATED OFF STREET PARKING

GUIDE PRICE: £315,000 - £340,000

Robert Luff & Co are delighted to bring to market this three bedroom terraced home on Sheepbell Close, Portslade — offered to the market with no onward chain.

The accommodation comprises an open-plan lounge/diner, a separate kitchen, three bedrooms and a family bathroom, along with a lawned rear garden and the benefit of allocated parking, with further free on-street parking also available. The garden benefits from additional external access via a private, shared-use alleyway. The home has been well maintained as a rental property and further benefits from double glazing throughout and a modern combi boiler, offering a comfortable, ready-to-move-into base — while also presenting an excellent opportunity for a buyer looking to update and add their own stamp, with scope to modernise the kitchen, bathroom and décor to personal taste over time.

Sheepbell Close is a quiet no-through road, conveniently located within reach of the green open spaces of the South Downs and offers easy access to the A27, making it well suited to

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Accommodation

Entrance Hall

Lounge/Diner 24'1" x 12'5" (7.35 x 3.81)

Kitchen 10'6" x 7'5" (3.22 x 2.27)

Stairs Leading To First Floor

Bedroom One 11'10" x 9'4" (3.61 x 2.86)

Bedroom Two 9'7" x 9'4" (2.93 x 2.86)

Bedroom Three 7'10" x 6'10" (2.39m x 2.08m)

Bathroom

Agents Notes

EPC Rating: C

Council Tax Band: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN

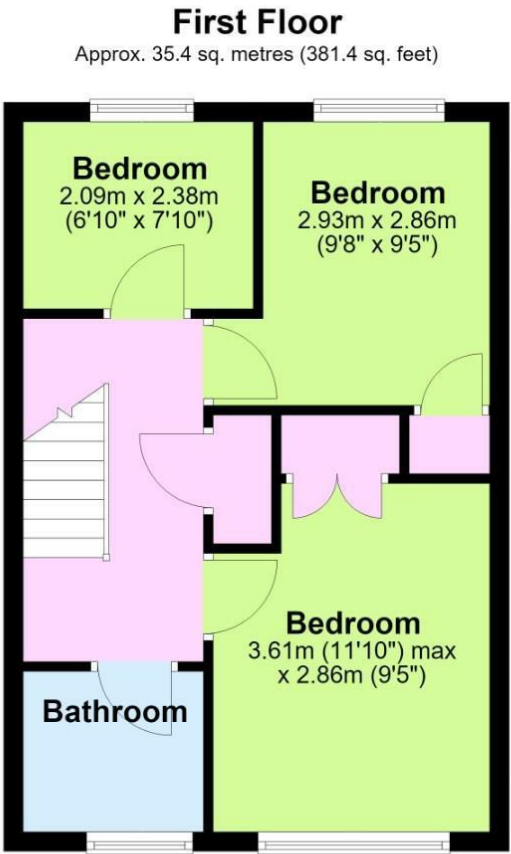
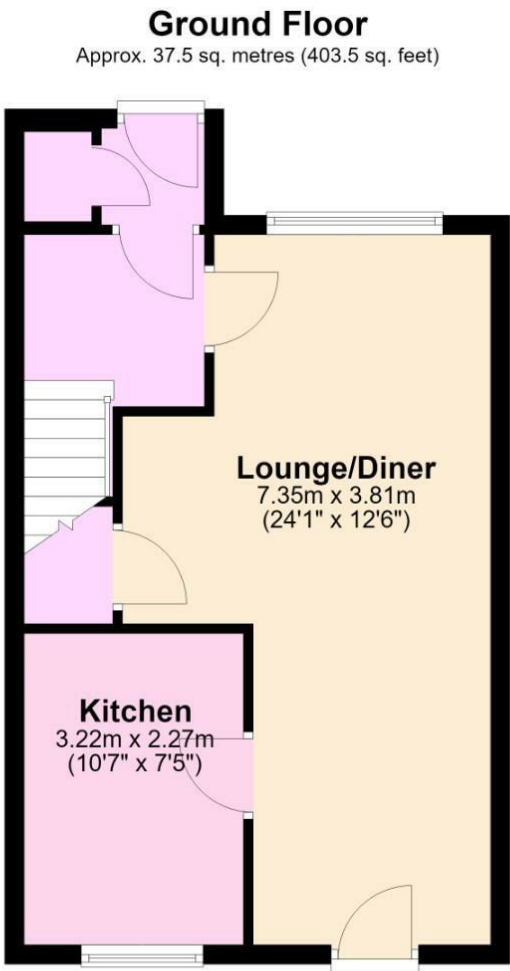
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Total area: approx. 72.9 sq. metres (784.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.